

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 24, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, June 24, 1975, at 2:00 P.M. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Biltmore Hotel

An application was received from the Director of Planning to rezone Lot 2, Block 116, D.L. 301, being the North-east corner of Kingsway and 12th Avenue, the site of the Biltmore Hotel.

Present Zone: (C-3) Commercial District
Requested Zone: (C-2) Commercial District

The request was approved by the Director of Planning and also by the Vancouver City Planning Commission.

It was noted that Council considered this item at a Public Hearing held on March 13, 1975, at which time it was resolved that the Public Hearing be deferred for 30 days to reconvene at a Regular Council Meeting. At the request of the applicant, the Public Hearing was again deferred to a Public Hearing at approximately the end of May.

The Zoning Planner reviewed the implications of the rezoning application. Mr. M. Prefontaine, representing the Biltmore Hotel, objected to the proposed rezoning on the basis that should the Biltmore Hotel incur damages to the structure in excess of 60% by fire and/or explosion, they would not qualify to rebuild on the proposed zoning.

MOVED by Ald. Bowers

THAT the application be not approved and the Director of Planning be instructed to bring forward a new application to rezone this property to CD-1 with existing uses and structures presently on site being the permitted uses under the CD-1 zoning.

- CARRIED

(Ald. Boyce, Rankin and Sweeney opposed)

2. 41st Avenue and Mackenzie Street

An application was received from Mr. Roger M. Romses, Architect, and Dr. N. Divinsky, University Non-Profit Building Society, to rezone the East Half of Lots 6 & 7; Amended Lot 8; Block 9, D.L. 2027, being 2893 West 41st Avenue.

Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (CD-1) Comprehensive Development District

Clause No.2 (continued)

The application was:

" NOT APPROVED by the Director of Planning as it is considered that the form of development is considered unsuitable in regards to the shape and size of the site; the close proximity of the buildings of the proposed development to the adjacent single family properties; and the isolating of the three single family homes at the northeast corner of West 41st Avenue and Mackenzie Street

APPROVED by the Vancouver City Planning Commission subject to the following:
(a) that the applicant acquire the 10 foot lane dedicated along the west side of AMD Lot 8;
(b) the height be restricted to 24 feet above the average grade of West 41st Avenue; and
(c) the floor space ratio not to exceed 0.60

NOTE: The Director of Planning would give favorable consideration to a revised or fresh application that included the three lots at the northeast corner of West 41st Avenue and Mackenzie Street, and the 10 foot lane plus additional lands from the adjacent properties.

City Council, at its meeting on April 22, 1975, RESOLVED:

"that the rezoning application, as described in the Manager's Report of April 18, 1975, be referred to a Public Hearing."

The Zoning Planner outlined the proposed development.

Dr. N. Divinsky described the proposed townhouse development. He stated that the developers had displayed the model of the development on the site and invited residents to view it. The majority of those who viewed it were in favour of the development. He explained there was some difficulty re acquisition of the lane.

MOVED by Ald. Volrich

THAT Council defer consideration of this rezoning application to the evening of July 22nd. This meeting to be held in the Council Chamber.

- CARRIED

(Ald. Bowers & Marzari opposed)

DELEGATIONS

(1) A resident of one of the houses adjacent to the proposed development objected to the development because of its height of three storeys which would affect their privacy.

(2) Mr. R. W. Harris - 5583 Mackenzie also objected to the proposed development.

(3) Mr. Lloyd Yendle - 5650 Mackenzie opposed the development because of loss of privacy and also referred to the lack of sufficient notice of the rezoning.

Clause No. 2 (continued)

- (4) A member of the U.B.C. Non-Profit Building Society spoke in favour of the proposal.
- (5) Mrs. Karen Moode
representing a number of residents on 39th Avenue, opposed the rezoning and objected to the short notice given the residents in this matter.
- (6) A number of other persons addressed the meeting both pro and con the development.

MOVED by Ald. Cowie
 THAT the Planning Department sponsor an information meeting in the area prior to July 22nd to ensure that all affected citizens are fully informed of the proposed development.

- CARRIED

(Ald. Bird, Boyce and the Mayor opposed)

MOVED by Ald. Rankin
 THAT the Director of Planning be instructed to provide a minimum of three weeks' notice of public hearings to affected citizens.

FURTHER THAT in the future public hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
 THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
 SECONDED by Ald. Rankin
 THAT the report of the Committee of the Whole be adopted, and leave be granted to sit again on the evening of July 22, 1975, in respect of the rezoning application re 41st and Mackenzie.

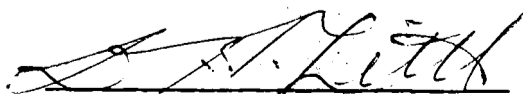
- CARRIED UNANIMOUSLY

The Council adjourned at approximately 2:45 P.M.

The foregoing are Minutes of the Special Council, Public Hearing, of June 24, 1975, adopted July 8, 1975.



 MAYOR



 CITY CLERK